

Marchwood House, Fleet Two Bedroom Apparment



Marchwood House, Fleet, Hampshire, GU51 1AZ

Property

This well presented first-floor apartment offers a rare combination of style, space, and convenience. Fully refurbished to a high standard, the property features a bright and contemporary interior with a generous layout that is ideal for modern living. With a long lease remaining, this low-maintenance home is perfect for first-time buyers, downsizers, or investors.

Accommodation

Inside, the apartment boasts two spacious double bedrooms, including a stylish en suite to the principal bedroom, alongside a sleek, modern family bathroom. The heart of the home is a shaker-style kitchen, complete with integrated appliances, elegant worktops, and a charming butler sink. The welcoming entrance hall includes a large built-in storage cupboard, while triple-aspect windows that fill the living spaces with natural light.

Outside

This property benefits from two allocated parking spaces, a real bonus in this sought-after development. The apartment is ideally located just a short stroll from the Elvetham Heath Nature Reserve, Morrisons supermarket, and a popular local pub. With easy access to Fleet train station and the M3, this superb home offers excellent transport links to London and beyond, combining the best of peaceful surroundings with everyday convenience.

Additional information

Energy efficiency rating - C (79)

Tax band - C

Ground rent - £50 per annum

Lease Length - 102 years remaining

Service Charge - £182 per month

Location

The property is located in the heart of Fleet town centre. Fleet has excellent commuter links by both rail and road. There are regular trains to London Waterloo taking around 43 minutes and the town is located off Junction 4a of the M3 motorway which links to the M25. Fleet town centre offers comprehensive shopping and leisure facilities, schools for all age groups, churches of various denominations and various health care services.

Towns such as Basingstoke, Guildford and Reading are all within 20 miles whilst the historic market town of Farnham and the picturesque villages of Hartley Wintney and Odiham are a short drive away. Heathrow Airport is about 28 miles and Farnborough Airport is about 5 miles distant. Private aircraft facilities are also available at Blackbushe Airport (about 5 miles).





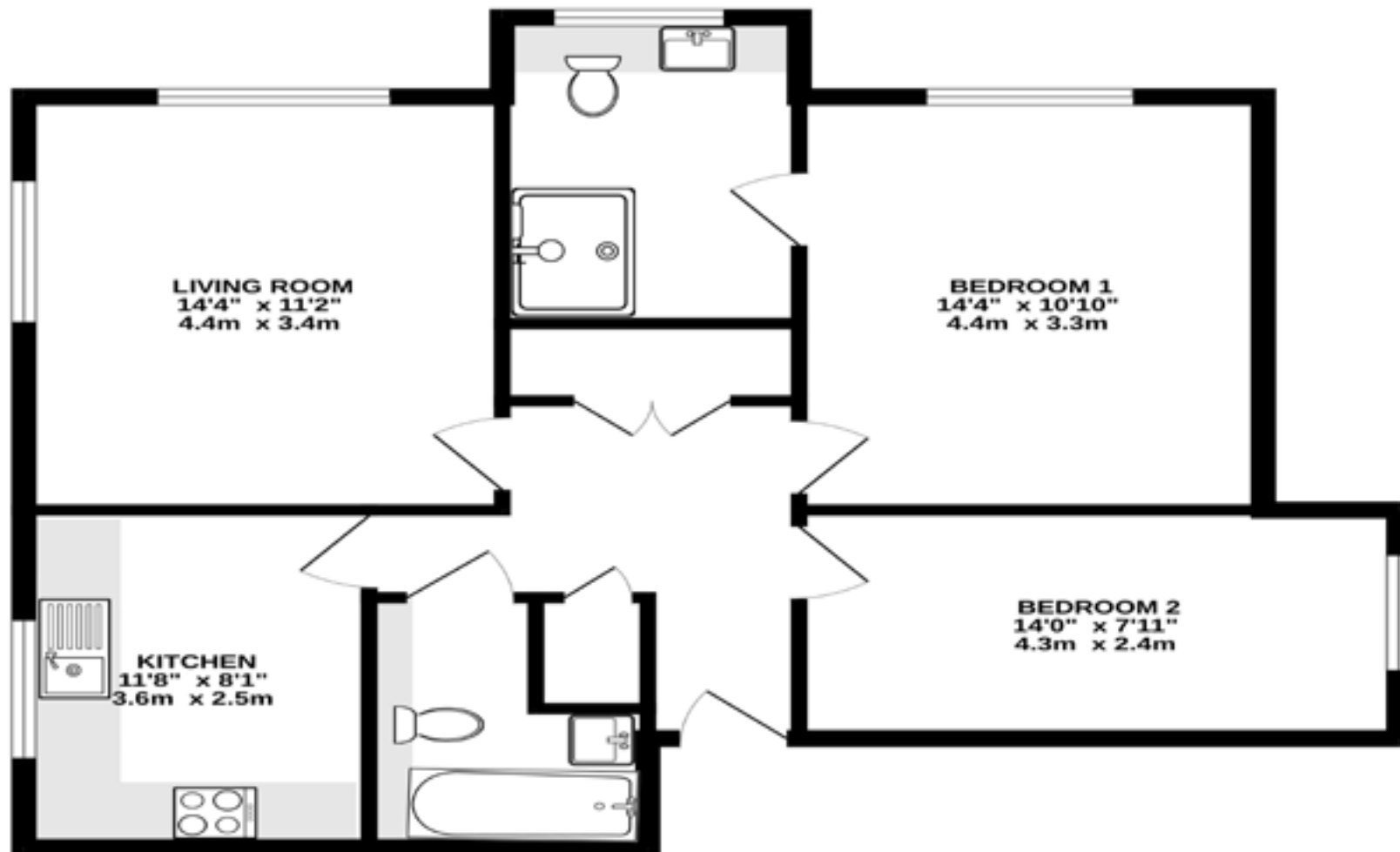








GROUND FLOOR
743 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA : 743 sq.ft. (69.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Places of interest

A selection of photographs showing various locations in and around Fleet & Farnham are shown below.



Fleet Pond



Rail Line/Fleet Pond



Mainline Railway Station



Basingstoke Canal



Fleet High Street

Consumer Protection Regulations

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If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Services & Material Information

Water – Mains
Drainage - Mains
Gas – Mains
Electric – Mains
Heating – Gas Central Heating

Materials used in construction - Brick, Timber Framed, Tiled roofs
EPC - C (79)
Broadband Checker - <https://www.openreach.com/fibre-broadband>
Mobile Signal - Unknown, depends on carrier
To check broadband and mobile availability please visit: <https://checker.ofcom.org.uk/>

Directions - Postcode GU51 1AZ

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment generally and garden ornaments etc. are specifically excluded unless mentioned.

Viewing
Telephone sole agents
McCarthy Holden: 01252 620640

Local Authority
Hart District Council
Tax Band C

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